

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Northpoint Boulevard, 355 ft.
NW of c/l Sparrows Point Rd. * ZONING COMMISSIONER
7103 North Point Road * OF BALTIMORE COUNTY
15th Election District *
7th Councilmanic District *
Thomas Lamb, et ux * Case No. 99-217-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for the property located at 7103 North Point Road in eastern Baltimore County. The Petition was filed by Thomas Lamb and Jeanetta Lamb, his wife, property owners. Variance relief is requested from Sections 101, 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (attached garage) with a height of 18 ft., a side yard setback of 1 ft., and to be larger than the principal dwelling, in lieu of the maximum permitted height of 15 ft., minimum permitted 2-1/2 ft. setback, and smaller than the principal dwelling, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

This matter was originally filed as a Petition for Administrative Variance pursuant to Section 26-127 of the Baltimore County Code. That section allows a property owner of a residential parcel to obtain variances relief in certain circumstances without a public hearing. However, in this case, upon review of the Zoning Plans Advisory Committee (ZAC) comments from the Office of Planning and the Department of Environmental Protection and Resource Management (DEPRM), the matter was set for a public hearing. Following the posting and advertising of same, the matter came in for hearing on March 25, 1999. Appearing at that hearing was Thomas Lamb, property owner/Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented was that Mr. and Mrs. Lamb own two adjacent parcels (lots 10 and 11) in the Battle Park Subdivision of eastern Baltimore County. Each lot is approximately 53 ft. in width and 210 ft. in depth. The properties are zoned D.R.5.5.

ORDER RECEIVED FOR FILING

Date

By

4/2/99
M. Chork

Apparently, the properties have been owned by the Lamb family for many years. It was indicated that Mr. and Mrs. Lamb's parents originally purchased the lots in the 1950s. Presently, there are two dwellings on the lots. One dwelling is located to the rear of lot 11 and is occupied by Mr. Lamb's mother. This is an old house, constructed in approximately 1939. The second dwelling is located in the front portion of lot No. 11. It is occupied by the Petitioners and was built in 1962. A small shed is also located on the property.

Mr. and Mrs. Lamb propose constructing a 28 ft. x 36 ft. garage on the subject property. Mr. Lamb indicated that he needed a garage of the proposed size in order to accommodate two antique automobiles and a motorcycle which he repairs as a hobby. He emphasized that the garage would not be used for dwelling purposes, nor for any business/commercial purposes.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. Although the garage is large, it appears appropriate for the lot size and area. Additionally, the Petitioner indicated at the hearing that he was willing to abide by a restriction prohibiting use of the garage for any dwelling and/or commercial purposes. Moreover, additional development of the property shall be in compliance with the Chesapeake Bay Critical Area Regulations, pursuant to the ZAC comment from DEPRM. It is also to be noted that the property is served by public sewer and water. As to the existing dwellings, they have been on the site for many years and the older dwelling predates the enactment of the first zoning regulations in Baltimore County.

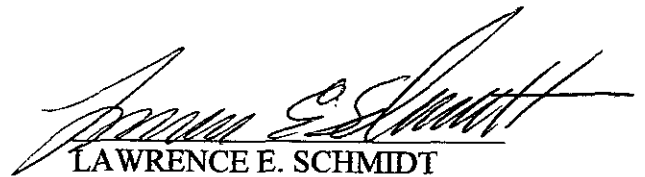
Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 2nd day of April 1999, that the Petition for a Administrative Variance from Sections, 101, 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (attached garage) with a height of 18 ft., a side yard setback of 1 ft., and to be larger than the principal dwelling, in lieu of the maximum permitted 15 ft., minimum permitted 2-1/2 ft., and smaller than the principal dwelling, respectively, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order

has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with the ZAC comment from DEPRM dated December 17, 1998 regarding the Chesapeake Bay Critical Area Regulations.
3. There shall be no commercial service garage work performed within the accessory structure or on the subject property at any time. The garage shall not be used for any business or commercial purposes.
4. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 31 1999

Mr. and Mrs. Thomas Lamb
7105 North Point Road
Baltimore, Maryland 21219

RE: Petition for Variance
Case No. 99-217-A
Property: 7103 North Point Road

Dear Mr. and Mrs. Lamb:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7103 NORTH POINT RD
which is presently zoned D.R.S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 101, 400.1, 3.

To allow an accessory structure (detached garage) with a height of 18 ft., a side setback of 1 ft., and to be larger than the dwelling in lieu of the maximum permitted 15 ft. minimum 2 1/2 ft and smaller than the dwelling respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Phone No.

City Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7th day of January, 1999 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Larry Schmidt Jr.
Zoning Commissioner of Baltimore County

CASE NO. 99-217-A

Reviewed By JPL Date 11-24-98

REV 9/15/98

Estimated Posting Date 12-6-98

12/6 12/21

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7105 NORTH POINT RD
Address
BALTIMORE MD 31219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

(See attached sheet)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thomas Lamb
Signature
THOMAS LAMB
Name - Type or Print

Jeannette Lamb
Signature
JEANNETTE LAMB
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of November, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas Lamb & Jeannette Lamb
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

November 12, 1998
Date

Joan McKerny
Notary Public
My Commission Expires December 1, 2001

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7105 NORTH POINT RD
Address
BALTIMORE MD 21219
City State Zip Code

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Thomas Lamb
Signature
THOMAS LAMB
Name - Type or Print

Jeannette Lamb
Signature
JEANNETTE LAMB
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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Thomas Lamb & Jeannette Lamb
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

November 12, 1998
Date

Joan McKenny
Notary Public

My Commission Expires December 1, 1998



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7103 NORTH POINT RD
which is presently zoned D.R.S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 101, 400.1, 3

To allow an accessory structure (detached garage) with a height of 18 ft, 1 ft side setback and to be larger than the dwelling in lieu of the maximum permitted 15 ft, minimum 2 1/2 ft. and smaller than the dwelling respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

THOMAS LAMB
Name - Type or Print

Thomas Lamb
Signature

JEANNETTE LAMB
Name - Type or Print

Jeannette Lamb
Signature

7103 NORTH POINT RD 410 388-1767
Address Telephone No.

BAKTIMORE MD 21219
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7th day of January, 1999 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Larry Schmidt /scj
Zoning Commissioner of Baltimore County

CASE NO. 99-217-A

Reviewed By [Signature] Date 11-24-98

REV 9/15/98

Estimated Posting Date 12-6-98

217

Zoning Variance for 7103 North Point Rd.

Present owner requests variance to allow the construction of a one story 2 car garage 26' X 36' with two (2) 10' garage doors fronting the alley on Lot no. 10 Plat of Battle Park recorded in Baltimore County in Plat book WPC no. 7 Folio 58 and know as 7103 North Point Rd. Presently, there are no structures on this Lot no. 10 except for a twelve ft by sixteen ft. shed which resides partially on Lot 10 and Lot 11 which is known as 7105 North Point Rd. Lot 11 (7105 north Point Rd.) has two residencies; one fronts North Point Rd and is address 7105 north Point Rd while the other fronts the alleyway and is addressed 7105 Rear North Point Rd. The rear dwelling on 7105 Rear North Point Rd is accessible via the alleyway only.

Circa 1984, and prior to present ownership a dwelling was razed on Lot no. 10 Plat of Battle Park recorded in Baltimore County in Plat book WPC no. 7 Folio 58 and know as 7103 North Point Rd Lot 10. The present owner of Lot 10 and occupant and owner of 7105 Rear north Point Rd requests variance to construct the proposed garage with access from alleyway and on Lot 10.

Present owner needs garage space for family vehicles and several antique vehicles which require interior storage. Owner is in hardship and expense from non local availability of garage space.

(Zoning Description For 7103 North Point Rd,
beginning AT A POINT North Side of North Point
Road which is 59' wide AT A distance of
355' + Northwest of the center line of
the nearest improved intersecting Street,
SPARROWS Point Road, being Lot #10 in the
subdivision BATTLE PARK AS recorded in
BALTIMORE COUNTY PLAT Book # 7, Folio
58 CONTAINING 11130 SQUARE FEET ALSO
KNOWN AS 7103 NORTH POINT ROAD, Located
in 15th Election district - 7th Council District.

217

99-217-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

217
No. 055186

DATE 11-24-98 ACCOUNT 11-24-98-6100

AMOUNT \$ 50.00

RECEIVED FROM: Mrs. Lamb

FOR: Residential Variance Fee
at 7103 North Point Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL THE
11/24/1998 11/24/1998 10:40:01
FEB 1998 CASHIER MUEL NAW DROMI
MISCELLANEOUS CASH RECEIPT
RECEIPT # 036017
EX. NO. 000006
50.00 DOLL
BALTIMORE COUNTY, MARYLAND

99-257-A

CASHIER'S VALIDATION

No. 079081

RECEIVED
FROM: Mr. Kuroki

DISTRIBUTION : **PINK - AGENCY** : **YELLOW - CUSTOMER**

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-217-A
7103 North Point Road
NWS - North Point Boulevard,
355' NW of centerline Spar-
rows Point Road
18th Election District
7th Councilmanic District

Legal Owner(s):

Thomas & Jeannette Lamb
Administrative Variance to
allow an accessory structure
(detached garage) with a
height of 18 feet, a side set-
back of 1 foot, and to be larger
than the dwelling in lieu of the
maximum permitted 15 feet,
minimum 2-1/2 feet, and
smaller than the dwelling, re-
spectively.

Hearing: Thursday, February
11, 1999 at 10:00 a.m. in
Room 407, County Courts
Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible. For
Special accommodations
Please Call (410) 887-4388.
(2) For information concern-
ing the file and/or Hearing,
Please Call (410) 887-3381.

1/313 Jan. 28 C286532

CERTIFICATE OF PUBLICATION

TOWSON, MD., 128, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 128, 1999.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: *99-217-A*

PETITIONER/DEVELOPER: () *Thomas Ogle*

DATE OF HEARING/CLOSING: () *12-21-98*

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,
7103 North Point Road Baltimore, md 21219
THE SIGN (S) WERE POSTED ON, *12-4-98* BY THE UNDERSIGNED.

SINCERELY,

Thomas P. Ogle Sr.
12/4/98

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

CERTIFICATE OF POSTING

RE: CASE # 99-217-A

PETITIONER/DEVELOPER:

(Thomas Lamb)

DATE OF Hearing

(Mar 25, 1999)

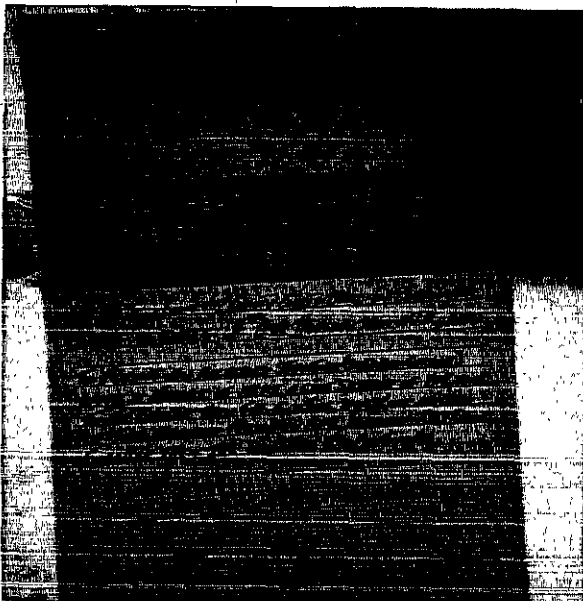
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
7103 North Point Road Baltimore, Maryland 21219_____

The sign(s) were posted on_____ 3-9-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ [410]-687-8405 _____
[Telephone Number]

RE: PETITION FOR VARIANCE
7103 North Point Road, N/S North Point Blvd.,
355' NW of c/l Sparrows Point Rd, 15th Election
District, 7th Councilmanic

Legal Owners: Thomas and Jeanetta Lamb

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-217-ADMIN.

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owners Thomas and Jeanetta Lamb, 7103 North Point Road, Baltimore, MD 21219, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 217 -A

Address 7103 North Point Rd.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11-24-98

Posting Date: 12-6-98

Closing Date: 12-21-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 217 -A

Address 7103 North Point Rd.

Petitioner's Name Thomas Lamb

Telephone (410) 388-1967

Posting Date: 12-6-98

Closing Date: 12-21-98

Wording for Sign: To Permit an accessory structure (detached garage) with a height of 18 ft. a side setback of 1 ft. and to be larger than the existing dwelling in lieu of permitted 15 ft. ^{the maximum} 2 1/2 ft. ^{minimum} and smaller than the dwelling respectively.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 13, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-217-A

7103 North Point Road

N/S North Point Boulevard, 355' NW of centerline Sparrows Point Road

15th Election District – 7th Councilmanic District

Legal Owner: Thomas & Jeannetta Lamb

Administrative Variance to allow an accessory structure (detached garage) with a height of 18 feet, a side setback of 1 foot, and to be larger than the dwelling in lieu of the maximum permitted 15 feet, minimum 2-1/2 feet, and smaller than the dwelling, respectively.

HEARING: Thursday, February 11, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Thomas & Jeannetta Lamb

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 27, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
January 27, 1999 Issue – Jeffersonian

Please forward billing to:

Thomas Lamb
7103 North Point Road
Baltimore, MD 21219

410-388-1967

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-217-A

7103 North Point Road

N/S North Point Boulevard, 355' NW of centerline Sparrows Point Road

15th Election District – 7th Councilmanic District

Legal Owner: Thomas & Jeannetta Lamb

Administrative Variance to allow an accessory structure (detached garage) with a height of 18 feet, a side setback of 1 foot, and to be larger than the dwelling in lieu of the maximum permitted 15 feet, minimum 2-1/2 feet, and smaller than the dwelling, respectively.

HEARING: Thursday, February 11, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-217-7

Petitioner: Thomas Lamb

Address or Location: 7103 North Point Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: same

Telephone Number: (410) 388-1967



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 4, 1999

Mr. & Mrs. Thomas Lamb
7103 North Point Road
Baltimore, MD 21219

RE: Item No.: 217
Case No.: 99-217-A
Location: 7103 North Point Road

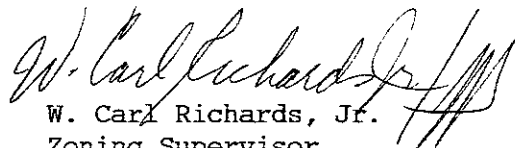
Dear Mr & Mrs. Lamb:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 24, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 11, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 7, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

215, 217, 219, and 220

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



File 12/27

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 24, 1998

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 14, 1998
Item Nos. 216, 217, 218, 219, and
220

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

AY
12/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 23, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 7103 North Point Road

INFORMATION:

Item Number: 217

Petitioner: Thomas Lamb

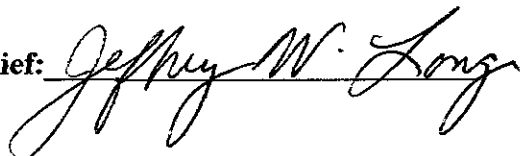
Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

A recent site visit was conducted by Brent Flickinger, 7th District Community Planner, and based on that inspection, it is not clear that the subject property is being utilized in a manner consistent with Section 1B01.1A of the Baltimore County Zoning Regulations. Therefore, the Office of Planning recommends that the Zoning Commissioner request that a Code Enforcement Inspector visit the property and submit inspection findings to the case file prior to a final decision in this matter.

Section Chief:



AFK/JL:

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: December 17, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/jf*

SUBJECT: Zoning Item #217

Thomas Lamb Prop. - 7103 North Point Road

Zoning Advisory Committee Meeting of December 7, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
-



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 12-10-91

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 217 JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 11, 2000

Mr. Thomas Lamb
7105 North Point Road
Baltimore, Maryland, 21219

Dear Mr. Lamb:

RE: Zoning Verification, Spirit and Intent, 7103 North Point Rd., Case #99-217-A,
15th Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Zoning case #99-217-A granted a proposed 28 feet x 36 feet detached garage (larger than the dwelling) with a height of 18 feet and a side yard setback of 1 foot. Your request is that the proposed garage be 26 feet x 40 feet. There would be no change in height or to the 1 foot side yard setback. However, this building would be 32 square feet larger than the one approved by the order. I have reviewed your request with Lawrence E. Schmidt, the Zoning Commissioner and it has been decided that you can build the 26 feet x 40 feet garage. Please be advised that the restrictions of Mr. Schmidt's April 2, 1999 order still apply.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", written in a cursive style.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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ARNOLD VABLOW
DIRECTOR OF P.D.M.
111 WEST CHESAPEAKE AVE
TOWSON MD 21204

3-23-00

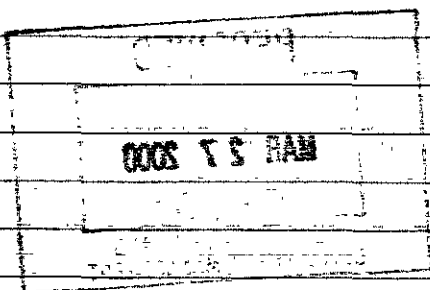
To: JSS
3/29/00
uc

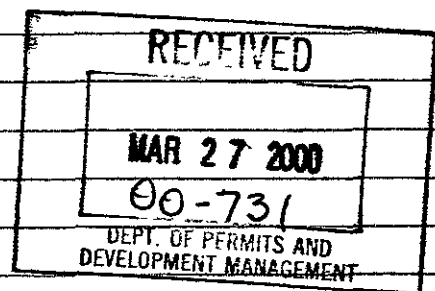
WISH TO CHANGE GARAGE SIZE 28' wide x 36' long
TO 26' wide x 40' long CASE NO 99-217A. BEING
82 SQUARE MORE, BUT NO CHANGE IN SET BACKS
OR IN HEIGHT.

Thomas Louch

3/27/00
of
WCR

RECEIVED MAR 31 2000 - Ronney
by
RHL







Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 17, 1999

Mr. & Mrs. Thomas Lamb
7105 North Point Road
Baltimore, MD 21219

Dear Mr. & Mrs. Lamb:

RE: Case Number 99-217-A, 7103 North Point Road

The above matter, previously assigned to be heard on February 11, 1999 has been rescheduled for Thursday, March 25, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "scj" written below it.

Arnold Jablon
Director

AJ:scj

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 10, 1999

Mr. & Mrs. Thomas Lamb
7105 North Point Road
Baltimore, MD 21219

Dear Mr. & Mrs. Lamb:

RE: Case Number 99-217-A, 7103 North Point Road

The above matter, previously assigned to be heard on Thursday, February 11, 1999 has been postponed due to the fact that your property was not posted timely.

Please be advised that the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s).

Very truly yours,


Arnold Jablon
Director

AJ:scj

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12/4/99

TC from Mr Lamb. Property was
not posted on 11/27/99 - He called
Tom Ogle today to post. He received
the hearing notice, but didn't
read it. I told him hearing had
to be postponed as it was not
posted 15 days prior to hearing.

Sophia

99-217-A



#1 - ^{by} Len Wasilewski

Photo #1 taken on North Pt. Rd. in middle of #7105 looking towards the alley.



#2 ^{by} Len W.

Photo #2 taken in the alley on #7105 looking at a 45° angle towards North Point Rd.

99-217-A



#3 ^{by} Len W.

Photo #3 taken on North Point Rd. at about the lot line between #7103 & #7105 looking towards the alley.



#4 ^{by} Len W.

Photo #4 taken in the alley at about the lot line between #7103 & #7105 looking towards North Point Rd.

Photos taken by Code Inspector Len Wasilewski

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

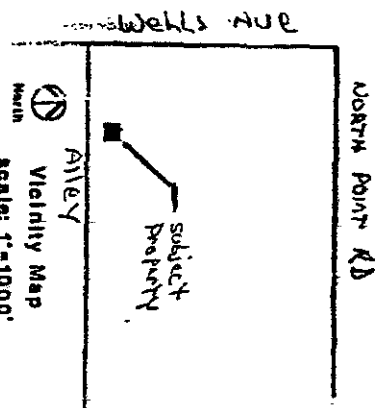
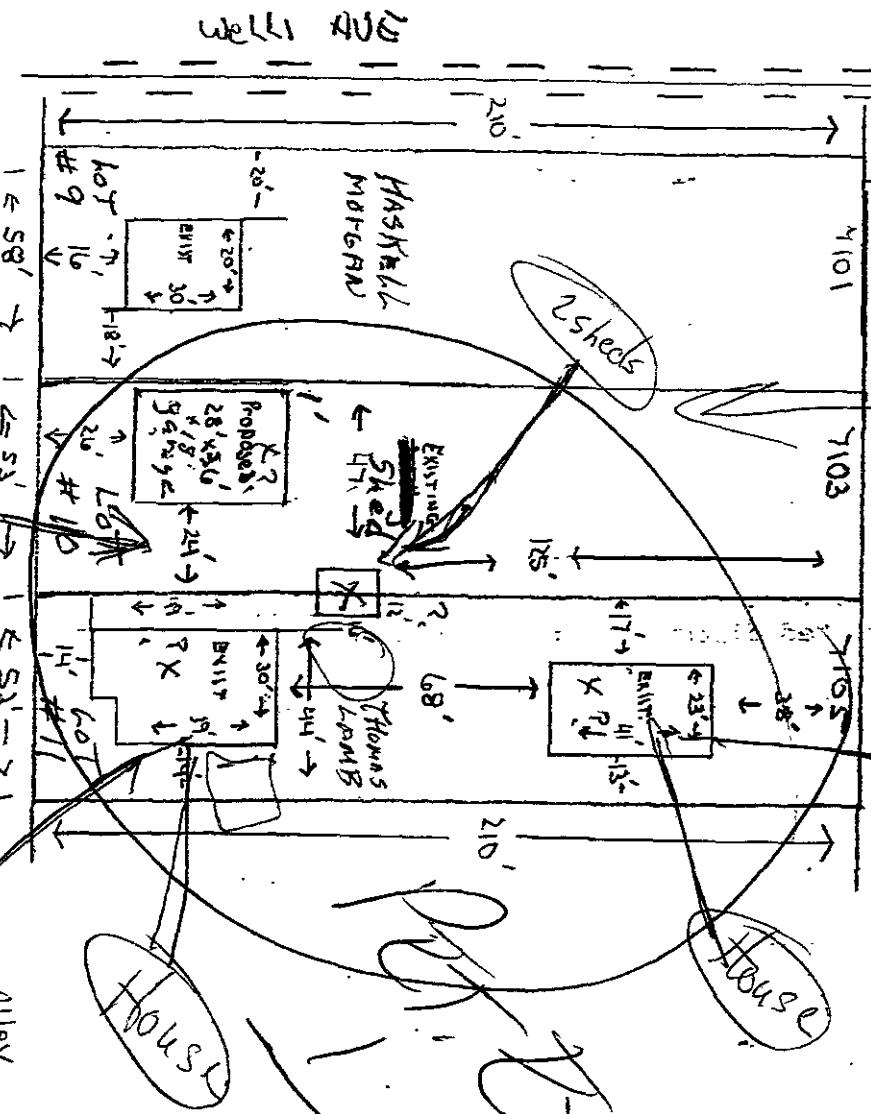
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BATTLE PARK

plat book # Z, folio # 58, lot # 10, section # 1

OWNER: THOMAS LAUREL

NORTH POINT ROAD



LOCATION INFORMATION

Election District: 7TH

Councilmanic District: 15TH

1"=200' scale map#: SE, G-H

Zoning: DR, S.S

Lot size: .256 11,130
acreage square feet

Public Sewer: ☒ Private Sewer: ☐
Water: ☒ Private Water: ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY

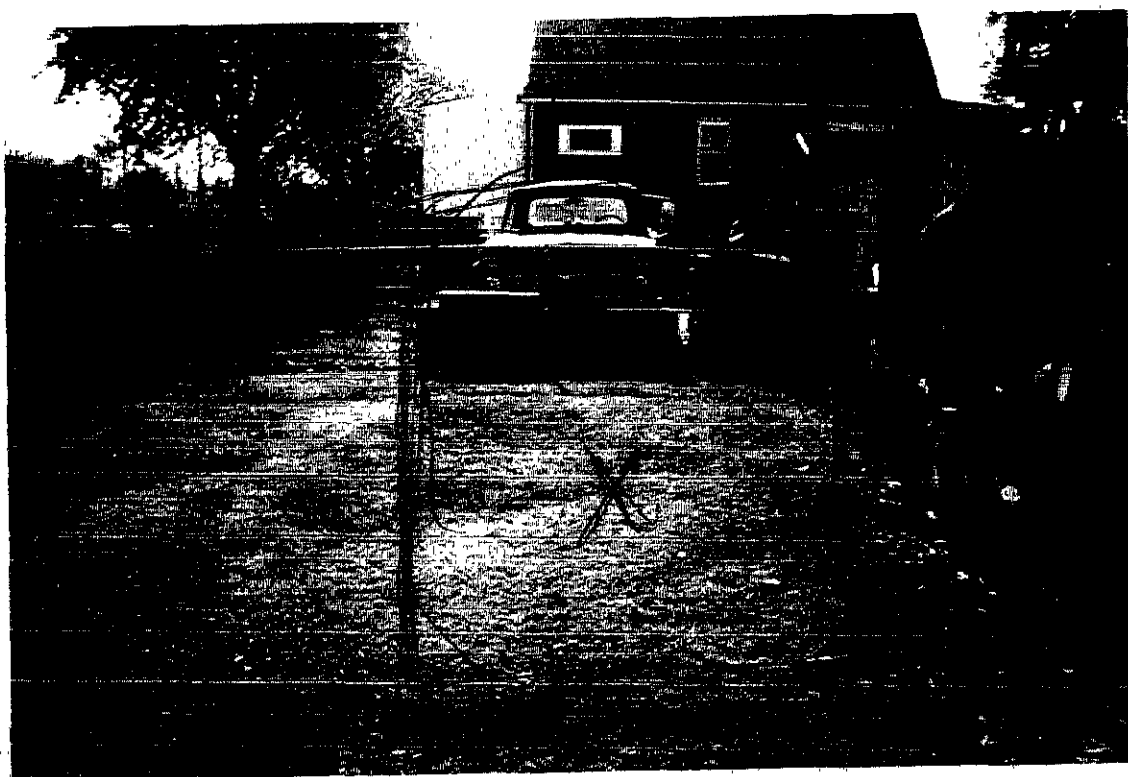
reviewed by: ITEM #: CASE#:

217

North
date: 11-19-98
prepared by: TJC

Scale of Drawing: 1"= 50'

99-217-A



99-217-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

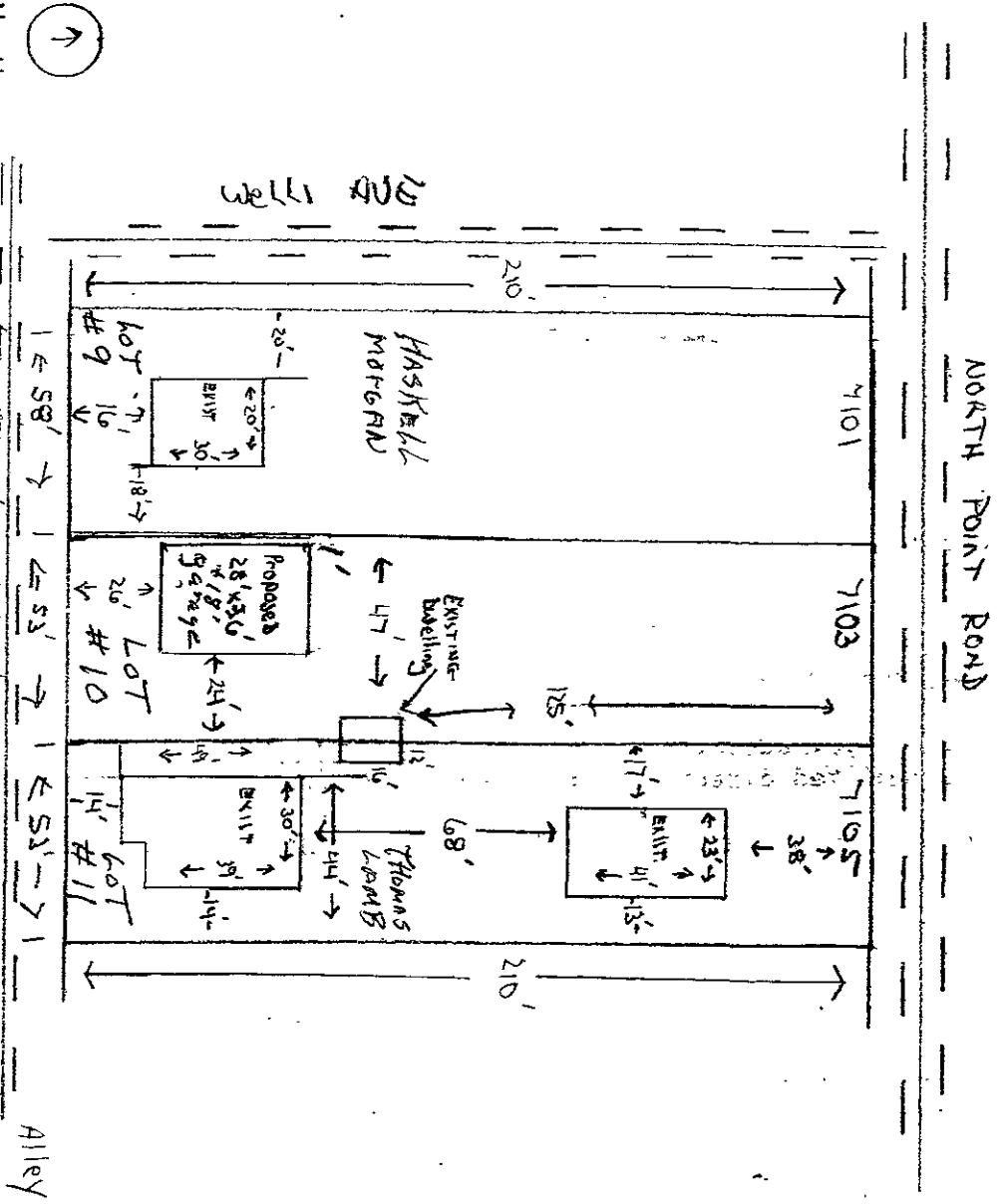
PROPERTY ADDRESS: 7103 NORTH POINT ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BATTLE PASS

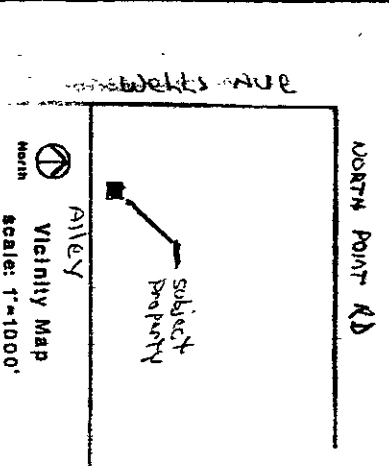
plat book# 7, folio# 58, lot# 10, section#

OWNER: THOMAS LAWRENCE



North
date: 11-19-98
prepared by: TJC

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 7TH
Councilmanic District: 15TH

1"=200' scale map#: SE, G-M

Zoning: DR S.S

Lot size: .255 11,130
acreage square feet

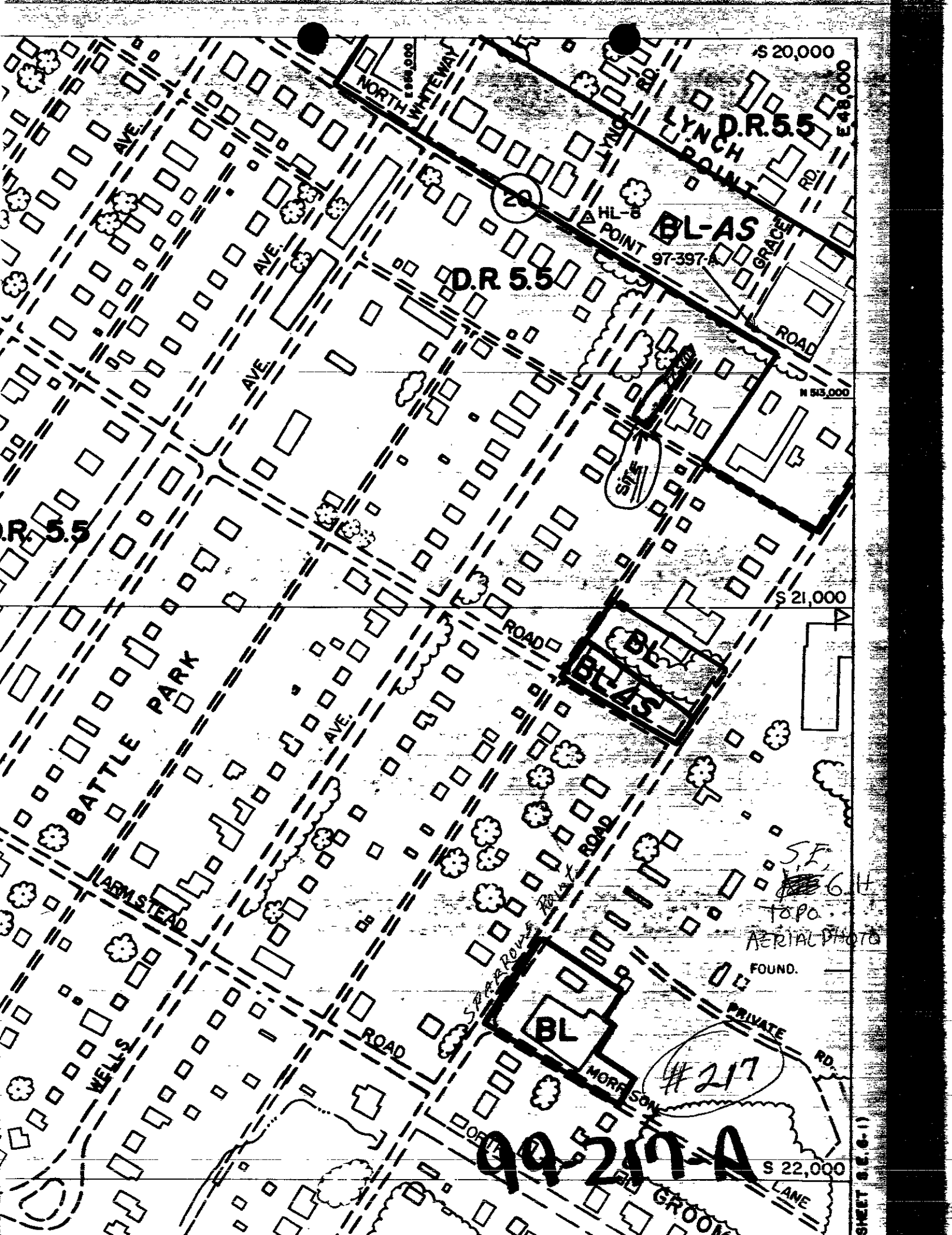
SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

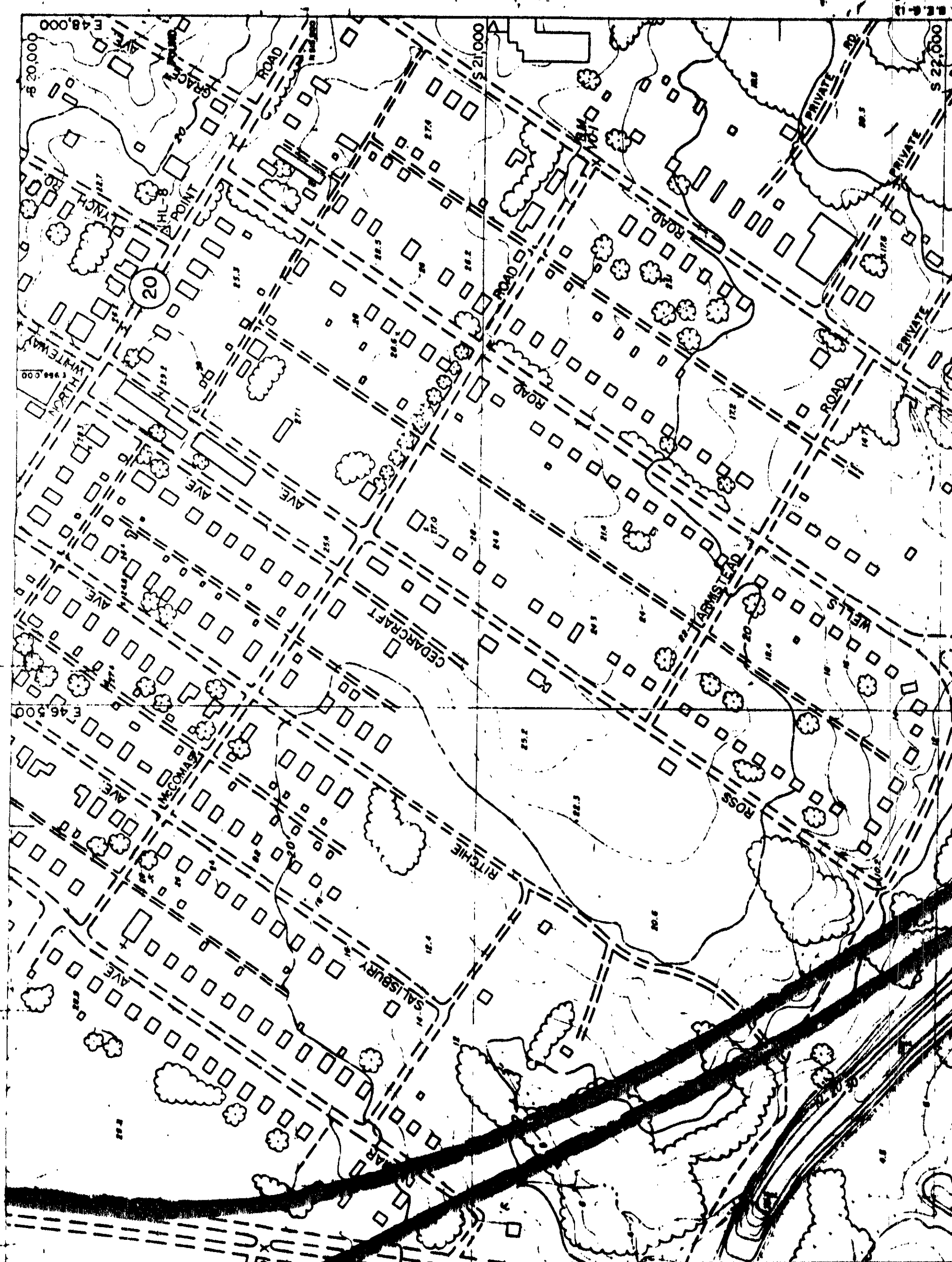
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

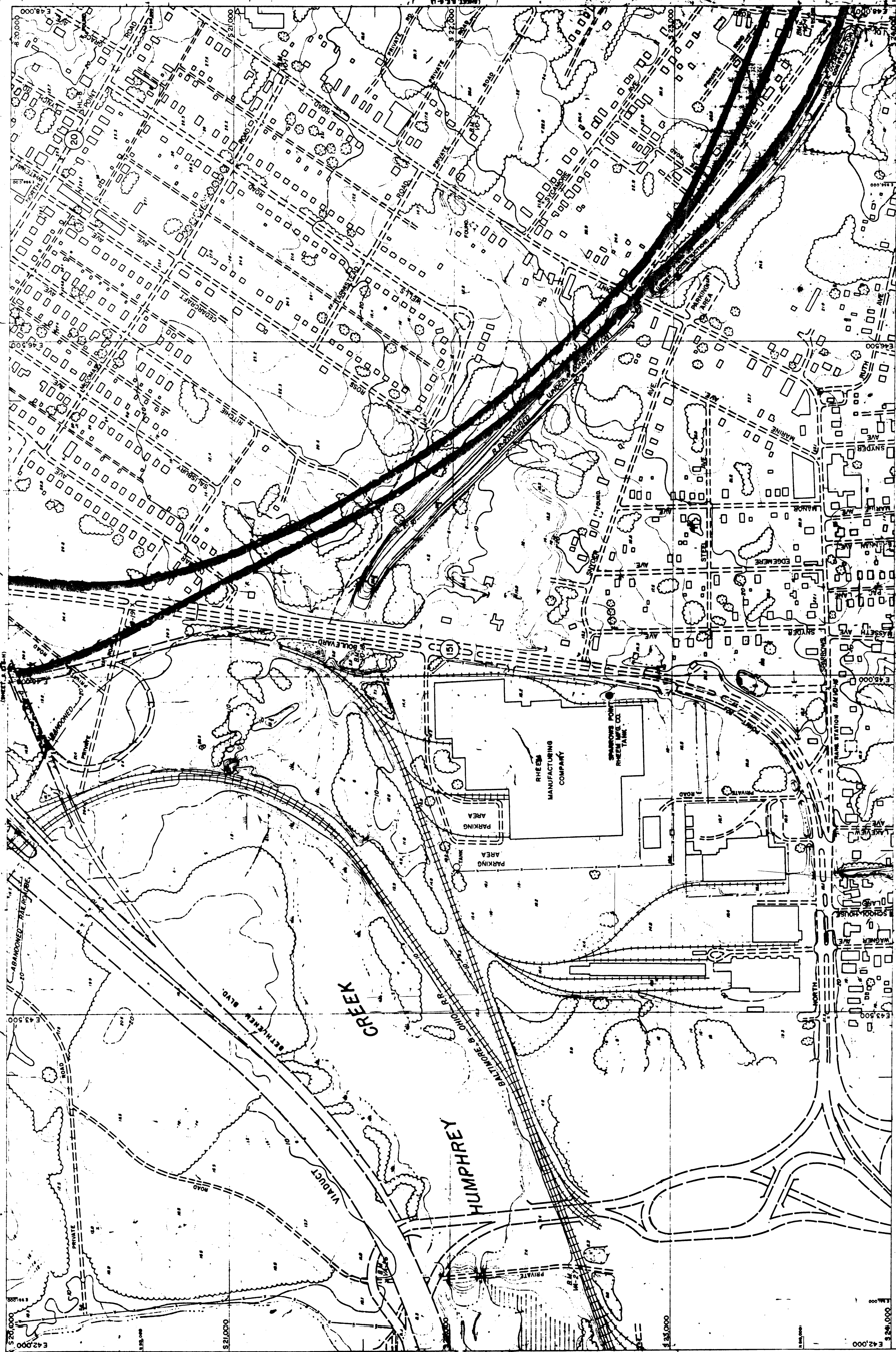
99-217

99-217-A





#17
21



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		DATE	BY
1		8/1/73	

SCALE	LOCATION	SHEET
1" = 200'	EDP JODGE FOREST	200A

E-SW E-SE
A-NW A-NE

Supersedes 200A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
EDGEWATER
LODGE FOREST
99-219-A

SHEET
S.E.
6-H
219

